

METES AND BOUNDS DESCRIPTION OF 21.462 ACRES

STATE OF TEXAS §
COUNTY OF HARRIS §

Field notes describing a total of 21.462 acres of land out of the J. T. Harrell Survey, Abstract 330, being 0.742 acre tract out of a called 80 acre tract described in Volume 2821, Page 313 and the residue of a called 190.8 acre tract described in Volume 1297, Page 16 of the Deed Records of Harris County, Texas, November 15, 1943, being 190.8 acres save and except (a) 12.84 acres described in Volume 1662, Page 489; (b) 7.89 acres described in Volume 3900, Page 246; (c) 20.0 acres described in Volume 6037, Page 352, leaving a residue of 150.07 acres as described in 1943. Due to subsidence and other forces, the residue of this tract as surveyed in May 2011 is a total of 20.72 acres (described as tracts: Residue Areas One, Two, Three, Four and Five) which combined with the 0.742 acres yields a total acreage of 21.462.

All bearings, distances, and acreages are grid and are referenced to the State Plane Coordinate System, NAD 83, Texas South Central Zone, U. S. survey feet. The mapping angle is +01°55'33" and the combined scale factor is 0.999899660. On shore boundaries, points were placed on the line of mean high water and lines connecting them are meander lines. The gauge at Lynchburg (NOAA 87707331) was utilized as the primary gauge for this project.

RESIDUE AREA ONE plus 0.742 ACRES

BEGINNING at a 5/8" iron rod found at the southeast corner of the said 80 acre tract described in Volume 2821, Page 313, also being the southwest corner of the herein described tract of land and being the southwest corner of the tract described as Residue One. This iron rod is in the north right-of-way of Interstate Highway 10 as established in the said (a) 12.84 acres described in Volume 1662, Page 489 and has a state plane coordinate value of N:13,857,921.12 and E:1,315,107.91.

THENCE with the east line of the called 80 acre tract N02°31'54"W 484.34 feet to a ½" iron rod '5502' set at the southeast corner of the said 0.742 acre tract out of the said called 80 acre tract, also being in the west line of the said 190.8 acre tract. From said iron rod an existing chain link fence corner bears S20°03'06"E 2.65 feet.

THENCE S 87°32'27"W 100.00 feet to an iron rod found with cap stamped '2068'.

THENCE N 02°31'54" W with the west line of the said 0.742 acres 323.20 feet to a ½" iron rod set with cap '5502' at the northwest corner of the herein described 0.742 acre tract.

THENCE N 87°32'27"E 100.00 feet to a ½" iron rod set '5502' in the west line of the said 190.8 acre tract, also being the east line of the said 80 acre tract and the

northeast corner of the herein described 0.742 acre tract. From said iron rod an existing chain link fence corner bears S11°32'08"E 3.28 feet.

THENCE N 02°31'54" W with the west line of the said 190.8 acre tract and the west line of Residue One tract, also being the east line of the said 80 acre tract, at 105.03 feet pass a ½" iron rod set '5502' as reference, and continue for a total distance of 145.03 feet to a point on the line of mean high water from which a chain link fence post bears N40°23'08"E 1.74 feet.

THENCE with the line of mean high water the following meanders:

L1	N53°58'11"E	82.79 feet;
L2	N65°10'44"E	28.54 feet;
L3	N25°48'47"E	26.85 feet;
L4	S88°15'09"E	41.32 feet;
L5	S21°30'35"E	36.86 feet;
L6	N87°55'44"E	74.71 feet;
L7	S73°48'40"E	35.76 feet;
L8	S02°11'01"E	183.58 feet;
L9	S02°12'39"E	267.80 feet;
L10	S27°57'09"E	9.12 feet;
L11	S45°26'57"E	15.69 feet;
L12	S61°42'32"E	175.82 feet;
L13	N56°50'44"E	94.95 feet;
L14	N52°19'13"E	179.58 feet;
L15	S79°27'52"E	14.88 feet;
L16	N00°37'00"W	27.60 feet;
L17	N15°29'28"E	41.88 feet;
L18	N01°36'53"E	294.82 feet;
L19	N20°20'17"E	44.72 feet;
L20	N86°09'14"E	77.82 feet;
L21	S39°13'12"E	40.41 feet;
L22	N73°31'36"E	31.98 feet;
L23	N49°52'20"E	30.97 feet;
L24	S74°27'25"E	32.95 feet;
L25	S38°47'57"E	73.14 feet;
L26	S22°50'50"E	66.58 feet;
L27	S33°02'30"E	69.03 feet;
L28	S13°15'14"E	87.74 feet;
L29	S12°27'06"E	86.91 feet;
L30	S35°50'06"E	80.51 feet;
L31	S07°52'21"E	89.97 feet;
L32	S23°19'20"W	49.33 feet;
L33	S81°19'59"W	50.43 feet;
L34	S67°18'15"W	78.63 feet;

L35	S40°10'19"W	46.49 feet;
L36	S15°55'28"W	69.84 feet;
L37	S03°17'11"E	72.55 feet;
L38	S14°05'38"W	83.40 feet;
L39	S76°32'52"W	51.28 feet;
L40	S29°20'36"W	81.87 feet;
L41	S71°41'00"W	109.37 feet;
L42	S42°47'30"W	131.08 feet;
L43	S65°25'31"W	76.49 feet;
L44	N78°14'08"W	65.08 feet;
L45	S64°42'47"W	14.56 feet to a point at the intersection of the line of mean high water with the north right-of-way line of Interstate Highway 10.

THENCE with a portion of a curve having a radius of 1910.00 feet and a central angle of 49°45'00", the chord of which bears N79°13'27"W 432.27 feet to the PLACE OF BEGINNING of this portion of description containing 0.742 and 17.55 acres (Residue Area One) for a total acreage described of 18.292 acres.

RESIDUE AREA TWO:

BEGINNING on the line of mean high water at state plane coordinate value N:13,859,605.46 and E:3,216,797.72.
THENCE with the line of mean high water the following meanders:
L46 N04°23'08"E 18.98 feet;
L47 S82°16'28"E 89.71 feet;
L48 S19°43'42"W 32.88 feet;
L49 S65°41'41"E 28.40 feet;
L50 N09°21'37"E 40.41 feet;
L51 S86°54'18"E 13.89 feet;
L52 S66°58'16"E 99.64 feet;
L53 S54°17'52"W 62.10 feet;
L54 S81°28'45"W 69.45 feet;
L55 N68°19'32"W 53.83 feet;
L56 N37°42'10"W 78.73 feet to the PLACE OF BEGINNING, containing 0.28 acre of land.

RESIDUE AREA THREE:

BEGINNING on the line of mean high water at state plane coordinate value N:13,858,992.69 and E:3,218,011.53.
THENCE with the line of mean high water the following meanders:
L57 N01°47'03"E 80.55 feet;
L58 N52°11'03"E 28.27 feet;
L59 S62°02'30"E 61.75 feet;
L60 S57°11'44"E 75.55 feet;
L61 S67°16'18"E 72.06 feet;
L62 S52°00'45"E 123.97 feet;
L63 S50°30'21"E 109.26 feet;
L64 S31°30'14"E 154.37 feet;
L65 S30°53'18"W 73.65 feet;
L66 S15°54'02"E 60.81 feet;
L67 S13°39'18"W 81.38 feet;
L68 S20°20'29"W 78.12 feet;
L69 N76°30'21"W 33.51 feet;
L70 N09°09'14"W 66.49 feet;
L71 N01°11'45"W 104.97 feet;
L72 N16°34'16"W 145.29 feet;
L73 N61°03'52"W 124.86 feet;
L74 N45°12'33"W 96.25 feet;
L75 N73°23'12"W 113.92 feet;
L76 N33°07'13"W 37.65 feet;
L77 N14°08'33"W 42.60 feet to the PLACE OF BEGINNING, containing 2.02 acres of land.

RESIDUE AREA FOUR:

BEGINNING on the line of mean high water at state plane coordinate value N: 13,858,637.53 and E: 3,218,521.32.
THENCE with the line of mean high water the following meanders:
L78 N44°27'20"E 51.35 feet;
L79 S17°04'32"E 124.37 feet;
L80 S13°01'37"E 56.51 feet;
L81 S15°37'52"W 24.00 feet;
L82 N12°37'35"W 151.14 feet;
L83 N38°57'27"W 92.00 feet;
L84 N39°32'35"E 19.05 feet to the PLACE OF BEGINNING, containing 0.07 acres of land.

RESIDUE AREA FIVE:

BEGINNING at a ¾" iron pipe at the southwest corner of said 20 acre tract described in Volume 6037, Page 352, also being the southeast corner of the herein described Residue Area Five. Said iron pipe is in the north right-of way of Interstate Highway 10 and has a state plane coordinate value of N: 13,857,338.33 and E: 3,216,627.00.

THENCE with the northerly right-of-way of Interstate 10 N64°25'13"W 931.17 feet to the PC of a curve having a radius of 1910.00 feet and a central angle of 49°45'00".

THENCE with a portion of said curve the chord of which bears N66°26'37"W 131.58 feet to the intersection of the said ROW line with the line of mean high water. THENCE with the line of mean high water the following meanders:
L87 S86°01'39"E 51.59 feet;
L88 S82°36'07"E 35.73 feet;
L89 S65°57'00"E 105.54 feet;
L90 S60°36'12"E 55.64 feet;
L91 S45°17'18"E 71.68 feet;
L92 S65°30'45"E 113.80 feet;
L93 S77°10'41"E 262.44 feet;
L94 N86°48'54"E 63.72 feet;
L95 S10°56'39"W 33.03 feet;
L96 S59°22'32"E 190.86 feet;
L97 S71°17'43"E 23.64 feet;
L98 S71°38'07"E 48.95 feet;
L99 S21°25'41"E 76.46 feet to the PLACE OF BEGINNING, containing 0.80 acres of land.

This description is based on the Land Title Survey and plat dated August 6, 2011 performed in connection with GF# PL1104901.